



## Walker Fold Road, Bolton

**Offers Over £649,995**

Ben Rose Estate Agents are pleased to present to market this beautiful, four-bedroom detached former Farm House nestled in the stunning Lancashire countryside. Estimated to be around 300 years old, located in a quiet hamlet, offering picturesque surroundings and stunning views to the rear. The property benefits from excellent travel links, with nearby motorways such as the M61 and M6 providing easy access to towns and cities including Blackburn and Preston. Bolton, located on the doorstep, offers a range of local shops and amenities, while woodland walks across from the home add to the charm of this delightful location.

As you enter the home, you are welcomed by a spacious entrance hall leading to a reception area featuring an open staircase. The front lounge boasts dual aspect windows and a stunning original fireplace, creating a cozy atmosphere. The open-plan kitchen and dining room is a highlight, with an Aga-style oven and ample storage space. Off the kitchen, you'll find a convenient utility room. The dining room offers through access via double doors to the separate family room, which also benefits from dual aspect windows. Towards the rear of the home, the garden room leads to a bright and airy conservatory, perfect for enjoying the stunning views. A practical shower room is also located on the ground floor.

Moving to the first floor, the open landing provides access to four generously sized bedrooms. The master bedroom takes full advantage of the rear views and includes its own dressing room and en-suite bathroom. The additional bedrooms offer ample space and versatility, while a well-appointed shower room serves the needs of the household.

Externally, the property features a gated driveway capable of accommodating up to two cars, with a lovely kitchen garden across from it, perfect for potting fruit and vegetables. The secluded rear garden includes a patio area and outbuildings for added storage. To the side of the home, a lawn area provides an ideal space to enjoy the breathtaking rear views.

This charming farmhouse combines historical character in a picturesque location, making it an idyllic family home.





















































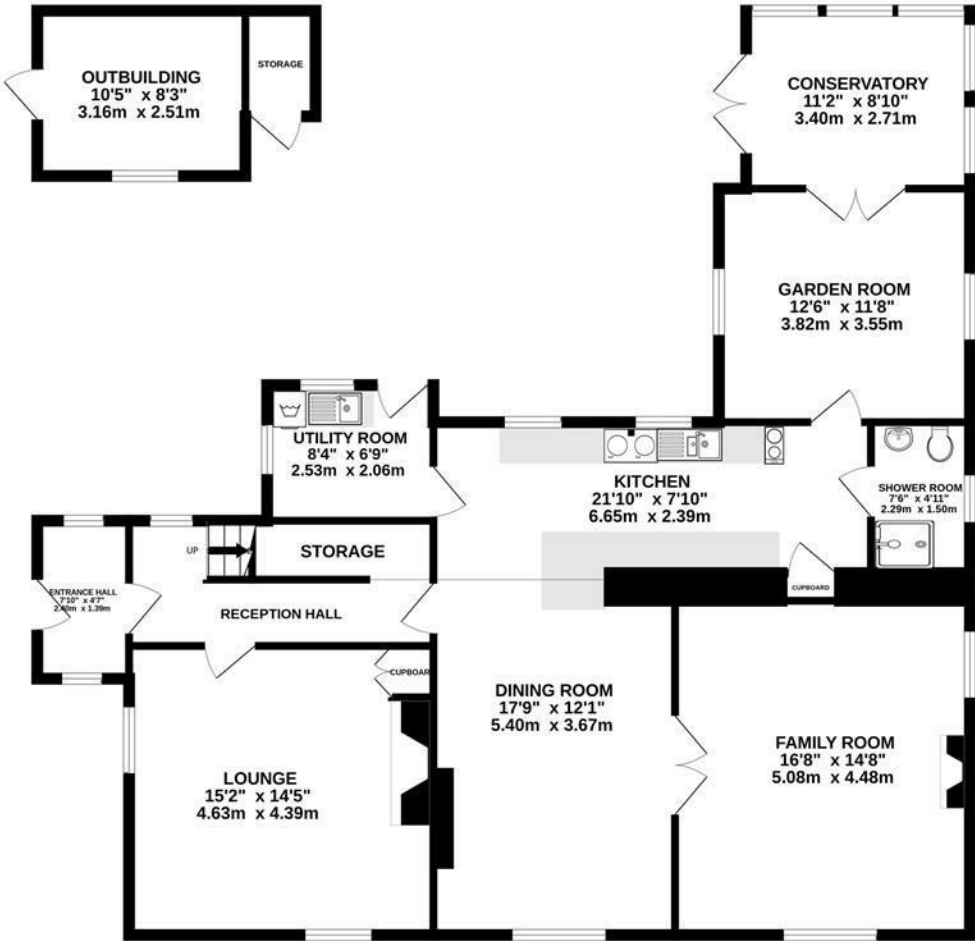




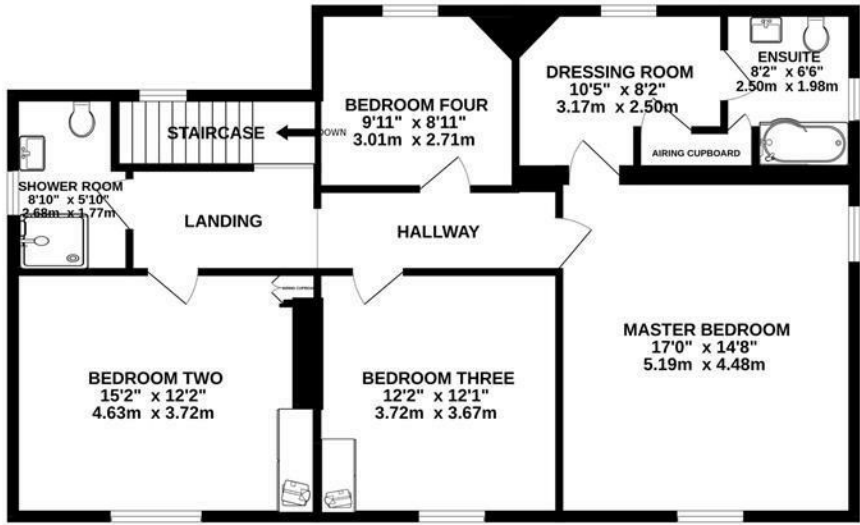


# BEN ROSE

GROUND FLOOR  
1398 sq.ft. (129.9 sq.m.) approx.



1ST FLOOR  
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 2379 sq.ft. (221.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 78                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   | 42      |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A   |         |                            |
| (81-91) B   |         |                            |
| (69-80) C   |         |                            |
| (55-68) D   |         |                            |
| (39-54) E   |         |                            |
| (21-38) F   |         |                            |
| (1-20) G  |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales   |         | EU Directive<br>2002/91/EC |

